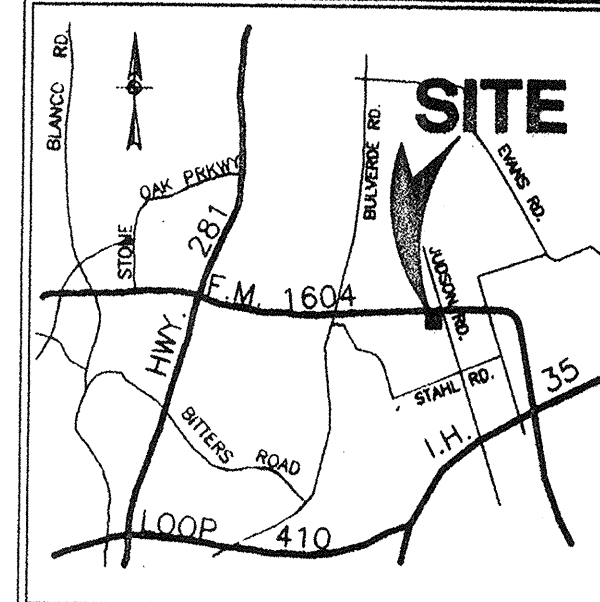


WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

PLAT NO. 980473

LOCATION MAP
N.T.S.NORTH F.M. LOOP 1604 EAST
(VARIABLE WIDTH R.O.W.)

SCALE: 1" = 50'

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON TXDOT R.O.W. MAP FOR LOOP 1604.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOOKHILL 2 (P.L.D. #10967) N:13750260.5336 E:2098442.4022
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99955998.
- BEARINGS SHOWN MUST BE ROTATED 00°15'13.3" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD

X: 2,162,838.1
Y: 13,767,007.1

N01°18'25"W
14.00'

N88°41'35"E-200.00'

S88°41'35"W-224.04'

X: 2,163,062.4
Y: 13,766,999.5

REMAINDER
UNPLATTED
P-14 (1.6222 ACRES)
(VOL. 4207, PG. 1380) D.P.R.
N.C.B. 17726

UNPLATTED
L. JONES SURVEY NO. 88
ABSTRACT NO. 375 C. B. 4964
N.C.B. 17726

NOTE: The City of San Antonio as part of its electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way area, and the right to remove from said areas all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations, shall be charged to the person or persons deemed responsible for said grade changes or ground elevation changes.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

TXDOT NOTES:

- 1) FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS."
- 4) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
- 5) STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

SUBDIVISION PLAT OF
STEBUNG ESTATES, UNIT-1

BEING 0.0681 ACRE OF LAND OUT OF A 1.6222 ACRE TRACT DESCRIBED IN AN INSTRUMENT RECORDED IN VOLUME 4207, PAGE 1380 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND OUT OF THE L. JONES SURVEY NO. 88, ABSTRACT NO. 375, COUNTY BLOCK 1004, BEXAR COUNTY, TEXAS.

THIS PLAT OF STEBUNG ESTATES, UNIT-1 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0665.

DATED THIS 24 DAY OF June A.D. 19 98

BY: [Signature] DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF June A.D. 19 98

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, SEWERS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

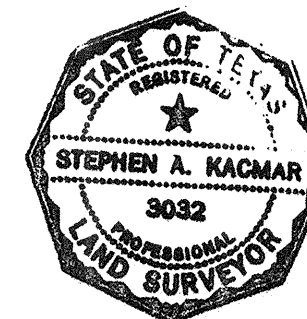
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF June A.D. 19 98

DAVID ARAN KANUTE
MY COMMISSION EXPIRES
September 6, 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF June A.D. 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 24th DAY OF June A.D. 1998, AT 1:33 P.M. AND DULY RECORDED THE 1st DAY OF July A.D. 1998 AT 9:26 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 184

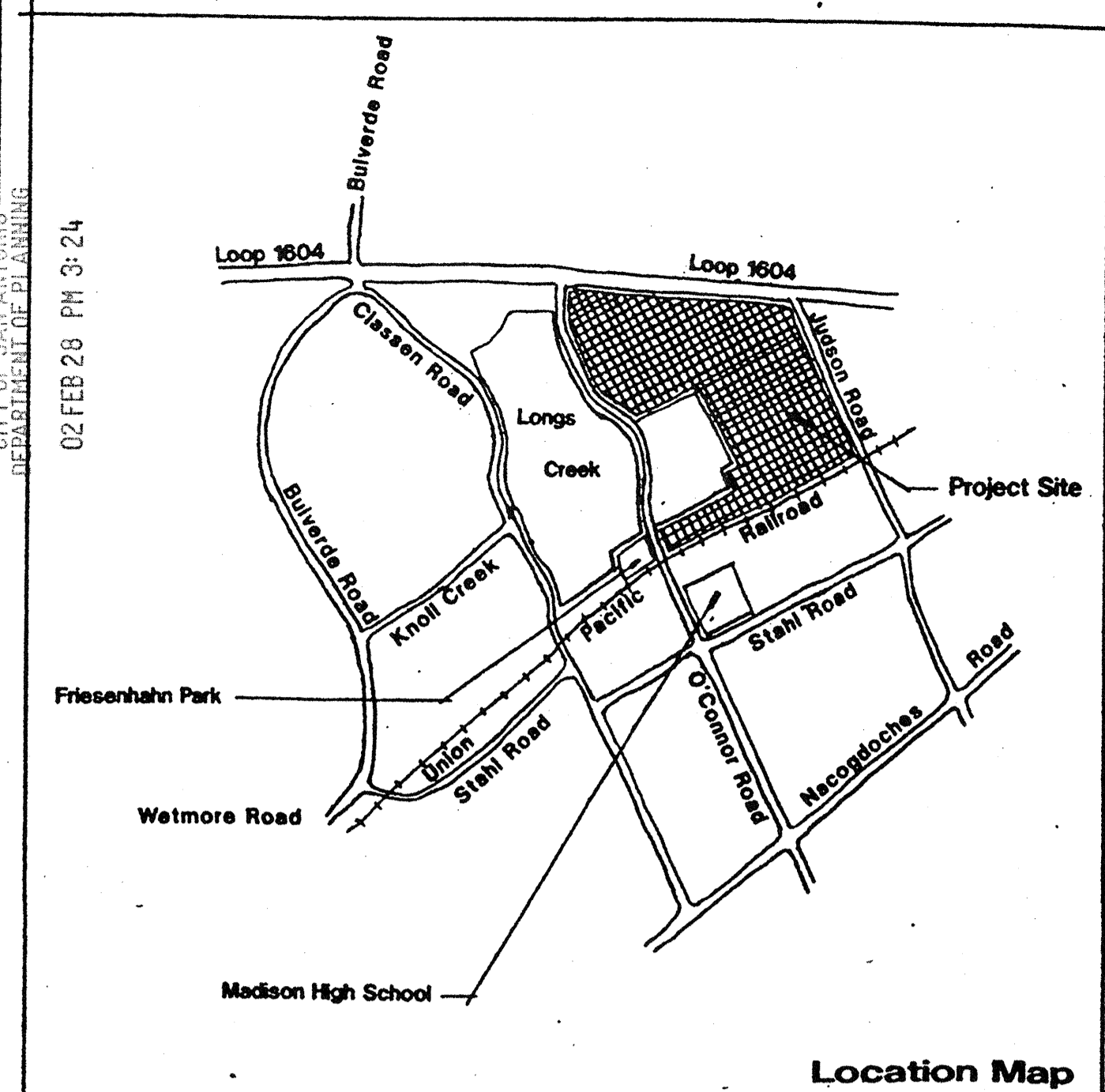
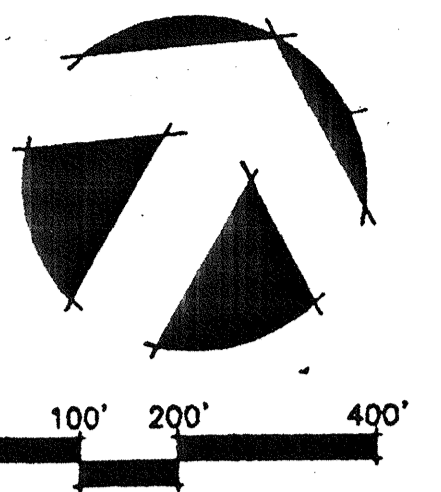
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1st DAY OF July A.D. 1998



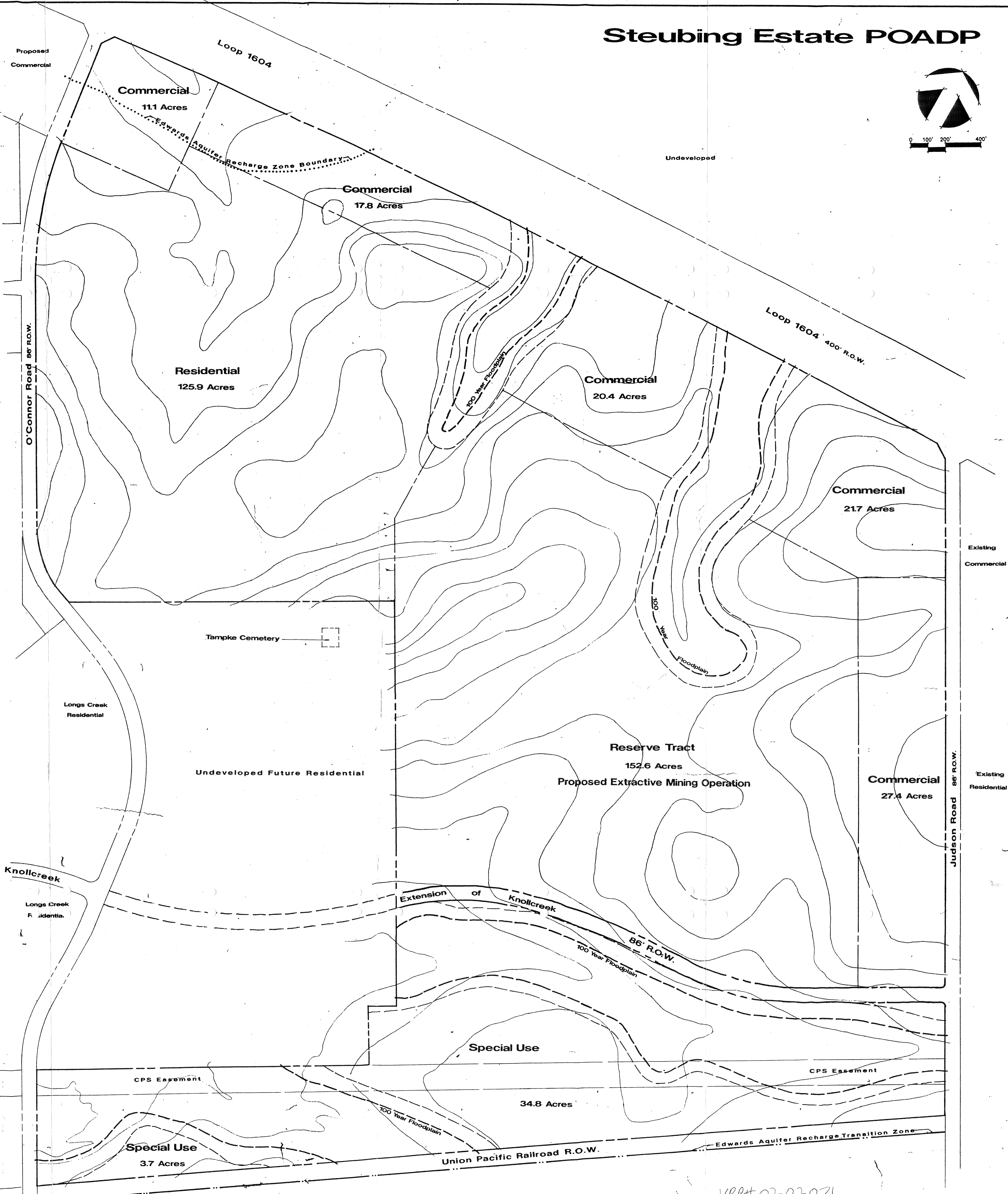
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY

VRP#02-02-071

Steubing Estate POADP



Location Map



Land Use Summary

Land Use	Acreage
Residential	125.9
Commercial	98.4
Special Use	38.5
Reserve Tract	152.6
Drainageways	100.9
Total	516.3

Developer
Steubing/Bitterblue Inc.
3330 Oakwell Court, Suite 110
San Antonio Texas 78218

Sewer Service-City of San Antonio
Water Supply by San Antonio Water Systems
Gas and Electric by City Public Service

PLAN HAS BEEN ACCEPTED BY
COA *Debra Williams* 639
(date) (number)

If no plats are filed, plan will
expire on June 21, 1998
1st plat filed on _____

Friesenhahn Park

POADP # 496

November 26, 1996
February 27, 1996
December 21, 1995

Dixie Watkins III & Associates
Landscape Architecture
Natural & Cultural Resource Management
Lead Planning
8330 Oakwell Court, Suite 110
San Antonio, Texas 78218
(210) 824-7836 Fax 824-0128

VRP# 02-02-071



City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 FEB 28 PM 3: 24

New

Vested Rights Permit
APPLICATION

Permit File: # VRP 02-02-071
Assigned by city staff

Date: 2/28/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of Continental Homes
2. Address: 111 Soledad, Suite 1111, San Antonio, TX
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address South of FM 1604 between O'Connor and Judson Roads
5. Council District 10 ETJ ETJ Over Edward's Aquifer Recharge ☒ yes () no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Steubing Estates # 539

Date accepted: 12/20/96 Expiration Date: NA MDP Size: 516.3 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 28 PM 3: 26

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

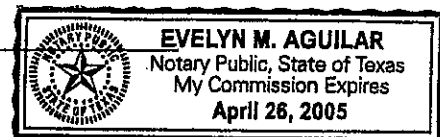
I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: **Habib H. Erkan, Jr.** Signature: *[Signature]* Date: **2/28/02**

Sworn to and subscribed before me by on this **28th** day of **February** 20**02**, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

[Signature]



City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: *[Signature]* Date: **3-8-02**
Assistant City Attorney

August 17, 2001

02-02-071

1825

**EARL & BROWN P.C.
A PROFESSIONAL CORPORATION**111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

DATE

2/28/02

32-61
1110 27053PAY
TO THE
ORDER OF

City of San Antonio

\$ 160⁰⁰

One Hundred Sixty + 00/100

DOLLARS

Security Features
included.
Check on back.

Vested Rights permit for Continental/steubing			
4125.002			

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

W. L. E. D.

MP

⑈001825⑈ ⑆111000614⑆ ⑈1566699680⑈

DELUXE - TV

BANK ONEBank One, N.A.
Dallas, Texas 75201
www.bankone.com

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 28 PM 3:24

February 28, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Office of the City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit Application for Steubing Estates POADP

Dear Messrs.:

On behalf of our client, Continental Homes, please accept this application for a vested rights permit for approximately 516.3 acres of property located south of Loop 1604 between O'Connor Road and Judson Road.

Pursuant to Texas Local Government Code Chapter 245 and Article 7 of the City of San Antonio's Unified Development Code, property that is the subject of a valid permit is vested with the right to be developed pursuant to the rules and regulations that were in effect at the time the developer submitted the application for said permit.

In this case, the permit is Steubing Estates POADP No. 539. This permit was accepted by the City of San Antonio on December 20, 1996. Moreover, within eighteen (18) months of the acceptance of the aforementioned permit, and within the boundaries of the Steubing Estates POADP, the subdivision plat of Steubing Estates Unit 1 (Plat No. 980473) was approved by the City of San Antonio's Planning Department on June 12, 1998. This plat was subsequently approved by the Director of Planning on June 24, 1998, and recorded in the Bexar County Deed records on July 1, 1998.

Included with this correspondence is two (2) copies of the accepted POADP, which shall also serve as a site map, two (2) copies of the recorded plat, and a check for \$160.00 to cover the costs of processing this application.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely yours,
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4125.002/herrerashute ltr.doc
Enclosures

